

**ZONING COMMITTEE  
MINUTES  
MONDAY, AUGUST 20, 2012**

The re-scheduled meeting of the Zoning Committee was held on **Monday, August 20, 2012** in Committee Room #2, at 10:43 a.m.

The following members were present:

**The Honorable Alex Wan, Chair  
The Honorable Carla Smith  
The Honorable Howard Shook  
The Honorable Ivory Lee Young, Jr.  
The Honorable Aaron Watson**

The following members were absent:

**The Honorable H. Lamar Willis  
The Honorable Keisha Lance Bottoms, Vice Chair**

Others present at the meeting were: Charletta Wilson-Jacks, Zoning Administrator; Department of Planning and Community Development; City Attorneys Lem Ward, and Jeffery Haymore, Law Department and members of the public and Council staff.

**A. ADOPTION OF AGENDA - ADOPTED**

**B. APPROVAL OF MINUTES - APPROVED**

**CONSENT AGENDA**

**C. ORDINANCES FOR FIRST READING**

12-O-1036 ( 1)      An Ordinance by Zoning Committee to rezone from the I-1  
**Z-12-25**              (Light Industrial) District to the O-I-C (Office Institutional-  
Conditional) District, property located at **1524 Hannah**  
**Street, SE**, fronting approximately 60 feet on the east side of  
Hannah Street beginning 150 feet from the southeast corner  
of Anne Street.

Depth:	Approximately 75 Feet
Area:	Approximately 0.226 Acre
Land Lot:	57, 14 <sup>th</sup> District, Fulton County, Georgia
Owner:	The Ron Clark Academy
Applicant:	Bonnie Dean
<b>NPU-Y</b>	<b>Council District 1</b>

**FAVORABLE – TO BE REFERRED TO ZRB AND ZONING  
COMMITTEE**

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**C. ORDINANCES FOR FIRST READING (CONT'D)**

12-O-1037 ( 2)      An Ordinance by Zoning Committee to rezone from the C-2  
**Z-12-26**              (Commercial Service) District to the C-3 (Commercial  
Residential) District, property located at **425 14<sup>th</sup> Street,  
NE**, fronting approximately 300 feet on the north side of 14<sup>th</sup>  
Street at the westerly intersection of Mecaslin Street and  
14th Street.

Depth:                      Approximately 388 Feet  
Area:                        Approximately 2.35 Acres  
Land Lot:                  149, 17<sup>th</sup> District, Fulton County, Georgia  
Owner:                     Meredith Corporation  
Applicant:                Meredith Corporation/M. Hakim Hilliard,  
Esquire

**NPU-E**

**Council District 3**

**FAVORABLE – TO BE REFERRED TO ZRB AND ZONING  
COMMITTEE**

**D. COMMUNICATIONS**

12-C-0984 ( 1)      A Communication by Councilmembers Keisha Lance  
Bottoms, District 11; Joyce M. Sheperd, District 12, and H.  
Lamar Willis, Post 3 At-Large, reappointing **Mr. David  
Coleman** to serve as a member of the Zoning Review Board.  
This re-appointment is for a term of two (2) years, retroactive  
to November 19, 2011 and ending November 19, 2013,  
scheduled to begin on the date of Council confirmation.

**FAVORABLE – REFERRED TO COMMITTEE ON COUNCIL**

12-C-1000 ( 2)      A Communication by Councilmembers Natalyn M.  
Archibong, District 5, Alex Wan, District 6 and Aaron  
Watson, Post 2 At-Large, appointing **Mr. Joseph Alcock** to  
serve as a member of the Zoning Review Board. This  
appointment is for a term of two (2) years, scheduled to  
begin on the date of Council confirmation.

**FAVORABLE – REFERRED TO COMMITTEE ON COUNCIL**

**E. ZRB SUMMARY REPORT**

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**F. PAPERS HELD IN COMMITTEE**

10-O-0013 ( 1)  
**Z-07-113** An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14<sup>th</sup> District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

**NPU-Y**

**Council District 1**

**HELD**

11-O-0533 ( 2)  
**Z-11-12** An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted (#2) by Zoning Committee** to amend Section 16-32B of the 1982 Zoning Ordinance of the City of Atlanta by amending the existing NC-2 East Atlanta Village Business Neighborhood Commercial District; and for other purposes. **(Substituted and held 6/13/12)**

**HELD**

11-O-0692 ( 3)  
**U-11-16** An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

**HELD**

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**F. PAPERS HELD IN COMMITTEE (CONT'D)**

11-O-0693 ( 4)     An **Amended** Ordinance by Zoning Committee granting a  
**U-11-17**             Special Use Permit pursuant to Section 16-28.023(2)(c)(3)  
and Section 16-28.027 (3)(c) of the City of Atlanta Zoning  
Ordinance for a Transfer of Excess Development Rights.  
Said use is granted to Atlanta BeltLine, Inc. (Recipient  
Parcel) its successors, assigns and all subsequent owners  
and are to be transferred from **641 (C 665) North Avenue,  
NE (Perlman Tract) (Donor Parcel). (Referred back by Full  
Council 7/18/11) (Amended and held 7/27/11)**

**HELD**

11-O-0857 ( 5)     An **Amended** Ordinance by Zoning Committee granting a  
**U-11-18**             Special Use Permit pursuant to Section 16-28.023 (2)(c)(3)  
and Section 16-28.027 (3)(c) of the City of Atlanta Zoning  
Ordinance for a Transfer of Excess Development Rights.  
Said use is granted to Atlanta BeltLine, Inc., (Recipient  
Parcel) its successors, assigns and all subsequent owners  
and are to be transferred from **690 Morgan Street, NE,  
(a.k.a. 0 North Avenue** Tax Parcel Identification 14-0018-  
0001-026-5), **(Donor Parcel). (Referred back by Full  
Council 7/18/11) (Held 7/27/11)**

**HELD**

11-O-0824 ( 6)     An Ordinance by Zoning Committee to amend Section 6-  
4028 and to create Section 6-4028.1 of the Land  
Development Code, Part III of the Code of Ordinances, so as  
to change the Deferral Fee for Variance and Special  
Exception Applications before the Board of Zoning  
Adjustment to a flat fee for each instance that the Board  
grants an applicant's request for deferral to a subsequent  
public hearing on the application; and for other purposes.  
**(Held 6/15/11) (Public Hearing held 5/2/12)**

**HELD**

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**F. PAPERS HELD IN COMMITTEE (CONT'D)**

12-O-0387 ( 7)  
**U-12-03** An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-11.005(l)(b) for a mortuary located at **2891 Lakewood Avenue, SE**, on property known as the Lakewood Shopping Center and is more specifically located near the intersection of Fleet Street and Lakewood Avenue. The overall property (Lakewood Shopping Center) is approximately 998 feet on the north side of Lakewood Avenue, approximately 450 feet on the east side of Fleet Street and approximately 1,189 feet on the west side of Metropolitan Parkway. **(Held 5/16/12)**

Depth: Varies

Area: 26.52 Acres (Shopping Center)

Land Lot: 103, 14<sup>th</sup> District, Fulton County, Georgia

Owner: Metropolitan Parkway, LLC, C.X.R., LLC and Footprint Group V, LLC

Applicant: Bianca Smith

**NPU-Z**

**Council District 12**

**FILED**

11-O-1067 ( 8)  
**Z-11-19** An **Amended** Ordinance by Zoning Committee to rezone property known as **690 Lindbergh Drive, 723-745 Morosgo Drive, 2472-2480 Adina Drive and 2455 Piedmont Road**, from the SPI-15 Subarea 8 (Special Public Interest Lindbergh Transit Station Area, Subarea 8, Lindberg Residential) to the SPI-15 Subarea 3 (Special Public Interest Lindbergh Transit Station Area Subarea 3 Piedmont Commercial) Zoning District; fronting approximately 1,500 feet on the north side of Lindbergh Drive, approximately 1,200 feet on the south side of Morosgo Drive, and approximately 800 feet on the west side of Adina Drive north, and 60 feet on the east side of Piedmont Road. **(Amended and Held 8/20/12)**

Area: Approximately 21.87 Acres

Land Lot: 48, 17<sup>th</sup> District, Fulton County, Georgia

Owner: Buckhead at Lindbergh, LLC, Buckhead South, LLC, and San Lucia Land, LLC

**NPU-B**

**Council District 7**

**HELD**

**LINK TO ZRB PENDING LEGISLATION**

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

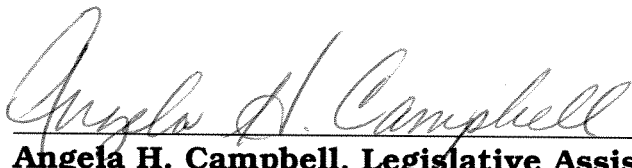
**SUMMARY REPORT**  
August 20, 2012

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM	NPU RECOMM	ZRB RECOMM
<b><u>FAVORABLE</u></b>						
<b><u>AS AMENDED</u></b>						
12-O-0701	U-12-11	542 Boulevard, N.E. M-2	Special Use Permit for a Community Center	Approval Conditional	Approval	Approval Conditional
12-O-0702	U-12-12	3161 Maple Drive, N.E. B-7	Special Use Permit for outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales area, or outdoor areas for religious ceremonies 90 days or more duration	Approval Conditional	Approval	Approval Conditional
Councilmember Shook made a motion to approve as amended. The vote was unanimous.						
11-O-0541	U-11-13	3723 Narmore Drive, N.E. and 3686 Peachtree Road, N.E. B-7	Special Use Permit for a Church and Daycare Center	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Shook made a motion to approve as amended the Vote was unanimous.						
12-O-0847	Z-12-23	280 Elizabeth Street and 885 North Highland Avenue, N.E. N-2	C-2/PDMU/HC-20L- SA3/BeltLine Overlay District to C-2/HC-20L- SA3/ BeltLine Overlay District-Conditional	Approval Conditional	Approval	Approval Conditional
Councilmember Watson made a motion to approve as amended the Vote was unanimous.						
12-O-0848	Z-12-24	472 Paines Avenue, N.W. L-3	R-4A to RLC-Conditional	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Young made a motion to approve as amended the Vote was unanimous.						

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**There being no further business to come before the Zoning Committee the meeting was adjourned at 11:03 a.m.**

**Respectfully submitted:**

A handwritten signature in cursive script, reading "Angela H. Campbell".

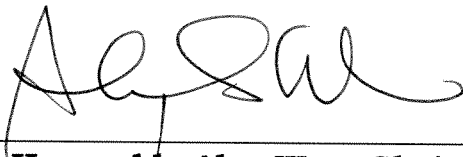
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**Angela H. Campbell, Legislative Assistant**

A handwritten signature in cursive script, reading "Alfred Berry, Jr.". The signature is quite stylized with large loops.

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**Alfred Berry, Jr., Research & Policy Analyst**

A handwritten signature in cursive script, reading "Alex Wan".

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**The Honorable Alex Wan, Chair**